

19 Marlborough Court (Wallington)

Cranley Gardens, Wallington, Surrey, SM6 9PG



PRICE: £225,000

Lease: 125 years from 1998

Property Description:

A REDECORATED TWO BEDROOM APARTMENT WITH JULETTE BALCONY LOCATED ON THE FIRST FLOOR OF THIS RETIREMENT DEVELOPMENT.

Marlborough Court consists of 35 one and 21 two-bedroom flats arranged over 4 floors. All flats are specified for those aged sixty and upwards and include Appello to ensure that help is on hand 24 hours a day, 365 days a year. The Appello system, for added peace of mind, also controls door entry and monitors the fire alarm system. In addition, a camera entry system at the main entrance allows you to view a visitor before letting them in simply by changing channels on your television set. In the development is a resident's lounge and a Guest Suite with en-suite shower room. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

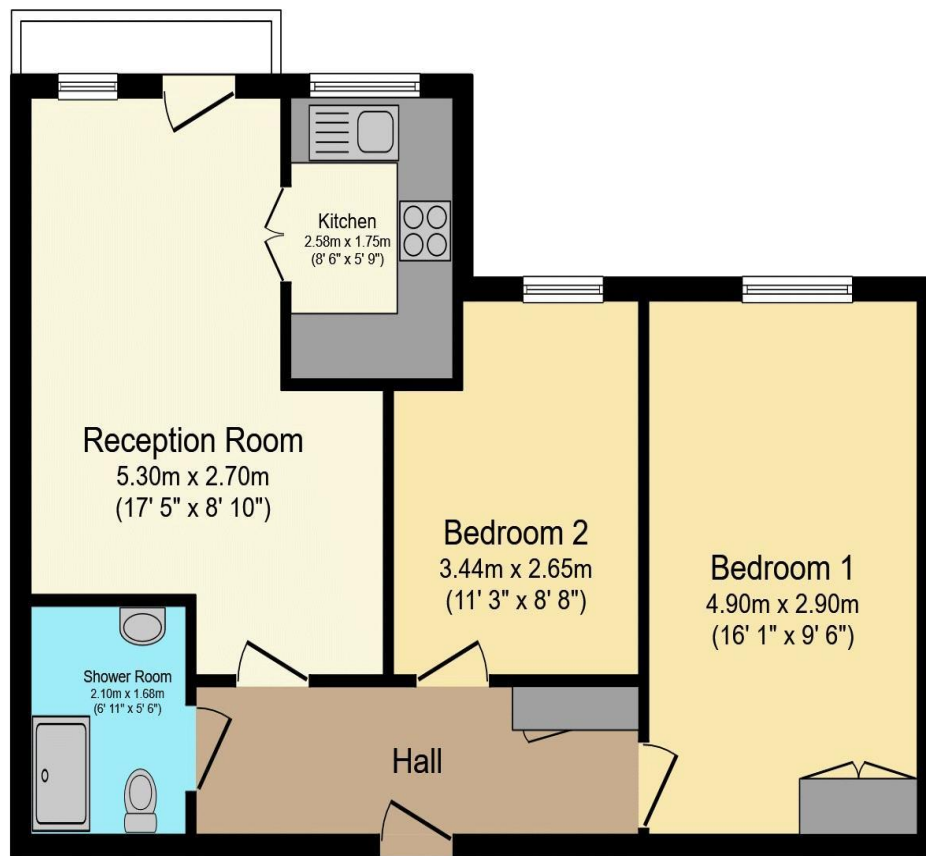
Lift to all floors
Development Manager
24-hour emergency Appello call system
Minimum Age 60
Communal Laundry

Guest Suite
Residents Lounge

Lease: 125 years from 1998



**For more details or to make an appointment to view, please contact
Mandy Bolwell**



Total floor area 55.3 m² (595 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£718.04

Ground Rent Period Review:

2042

Annual Service Charge:

£4117.48

Council Tax Band:

D

Event Fees:

**1% Transfer
1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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